



# S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

February, 1998

## Mark Your Calendar —

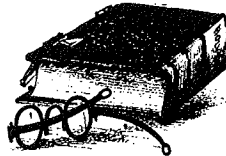
### City Electrical Inspector to Talk

Mr. Patrick Poloskey, Chief Electrical Inspector for the City of San Antonio, will be speaking on the revisions to the city code regarding electrical maintenance work.

As you have all probably heard by now, the City of San Antonio adopted a revision to its Electrical Code in May of 1997. The most important (and costly) provisions to us in the maintenance field are the new requirements for electrical maintenance permits and registration/licensing of personnel. This will have a direct effect on budgets and personnel management. Many of the jobs we have been doing for years will now **require** licensed personnel. Are you licensed? Do you qualify? What are the requirements? Will you have to contract to change a ballast, motor contactor, etc.? Is your **building manager** aware of the possibility of increased maintenance costs, licensing and liability?

Mr. Poloskey will be explaining the background of these regulations and the process to meet city code. He is a licensed master electrician with the City of San Antonio, certified as an electrical inspector with the International Conference on Building Officials (ICBO) and certified as a building official with the Council of American Building Officials (CABO).

*Don't miss this meeting, and bring your building manager with you!*



## Education Corner

By Mike Lusk

Your new Education Director has been out beating the bushes for educational and training opportunities. My goal is to keep you informed of these opportunities, from whatever source, so that you can continue your professional development if you so choose.

So far, I have picked up a catalog from St. Phillips and visited with the Texas A&M Engineering Extension (TEEX) folks. I have the St. Phillips catalog available for anyone wanting to see it, or you may contact them yourself. They offer courses toward Associate Degrees as well as Continuing Education Units (CEUs). I note in their catalog listings for A/C and heating, electrical trades, refrigeration technology, building maintenance, plumbers helper, plumbing trades and others.

Nothing is established with TEEX at this time. We are planning to invite their rep to a board of directors meeting in March. We will explore the possibilities and inform you at a future membership meeting, probably in March.

Another possibility is private contractors who are willing to conduct courses, based on demand. If you know of any, let me know. More to come...

*Mike Lusk can be reached at (210) 340-2533.*

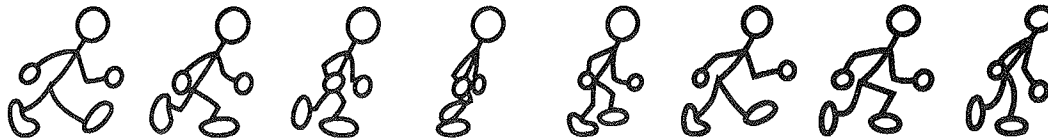
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# Above the Ceiling

By Paul Thompson

## Changes!



Did anyone catch the subtle changes in last month's "SAABE Times" compared to previous issues? It was our first issue done by Ink, Spot, Ink Printing & Publishing. As you all probably know, Catherine Mason has been the "go to" person for our little rag since she took over in the Spring of 1997. From writing, to typing articles, graphics, set-up, printing and mailing, "Kate" was the newsletter. She brought a new look, consistency, energy and a very professional style as we went to our now-standard four page format. Believe me, it's hard enough to write an article or two each month, let alone all the other work associated with bringing this to your door. We all appreciated the help.

But times change, and Catherine will no longer be able to do the newsletter. She's getting married! On Valentine's Day, February, 14, 1998, she will tie the knot with Robert Delgado! Congratulations and the best of luck to both of you. And thanks to Kate for getting us off to a good start.

During our last board meeting, we voted unanimously to continue having Ink, Spot, Ink publish the "SAABE Times". Anyone who has attended the last couple of SABOMA/SAABE trade shows, or is familiar with the SABOMA newsletter knows the good work that Bill Hudson, Shanrika Little and Robert Basore turn out on a consistent basis. The really sad part is that if the "Times" is late now, I've got no one to blame but myself.

Has anyone out there ever not received a newsletter? Or an invoice? Called to leave a question and nobody ever got back to you? Well, its not because we don't care, or that we're lazy (speak for yourself). It's more that, just like all of you, we hold regular jobs. Up until now, all the business of running an association has been done by volunteers — at lunch, after work and on weekends. Although we are usually dedicated, we are still amateurs (my filing system uses the "IAF" method — Includes Above the Floor in that big stack). We recognized the need for professional help (I'm *not* talking about psychiatric), but until recently, have not had the funds.

That's all going to change. Again, at our last board meeting, we agreed to accept an offer from Lynn Forester to help with association work. This would include invoicing, updating membership lists, meeting minutes, etc. Basically, all the type of stuff that we've been so good at falling down on. Ms. Forester has an extensive resumé doing this type of

work, and we look forward to her expertise in whipping SAABE into shape, professionally speaking!

It's all my fault...I'm SORRY! Elena Morgan, our Second Vice President was inadvertently left off our Board of Directors list on last month's newsletter. I missed the omission when I proofed it and, believe me, this will NOT happen again. By the way, Elena, the whip marks on my back are healing nicely. For those of you who didn't know, Elena is also *President* of the local RSES chapter (Refrigeration Service Engineers Society). You go, girl!

Pending Certified Building Engineer (CBE) applications have not yet been acted on (Andy, when Elena's finished with the whip, its your turn!). We will get to these shortly. The CBE is SAABE's own certification process for Building Engineers. It consists of three levels — Apprentice, Journeyman and Masters — based on your work background and education in the maintenance field. *There is no test.* Pick up an application at the next SAABE meeting.

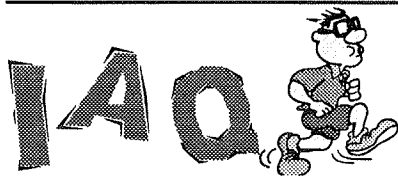
Congratulations to our newest board members, Mike Halvorsen (Secretary — he's been filling that spot since last April) and Mike Lusk (Education Director). Mike Halvorsen works for Transwestern Properties as Chief Engineer of the Fountainhead Building (take care of my baby!). He holds the BOMI Systems Maintenance Administrator and SAABE CBE designations. Mike Lusk works for Enviro-Tex and has been a familiar face at SAABE meetings for years. He hit the ground running with the "Education Corner" article this month, and we expect many good things from him in the future.

A special thanks to Mr. Craig Friesenhahn (Worth Hydrochem) for last month's presentation on chemical treatment and the facts of galvanized metals in cooling towers. Very worthwhile information.

The world keeps turning. Since last months "Times", I've got a new nephew, Derrick Patterson (son of Dan and Lucinda). The photographs of the baby were hardly dry when word came, within days, of the passing of my Tia "Chabela" Isabel Campos and Uncle Stanley Dlugolenski. Even as we celebrate the birth of a baby who will grow up in the 21st century, we mourn the loss of our loved ones whose lives spanned the 20th. *Adios.*

# Tech Talk #9

By The Charlie



## Staying Ahead of the Game (Continued)

Last month, we were merely trying to illuminate the terrain in which we are presently deployed. If this sounds like a military statement, it is — get ready for war! A favorite piece of equipment to be examined by the IAQ specialists is the air handling unit; the coils, pans, drains and filter system, to be specific. In one case, everything was cool until the access panel was determined to be caused by our own weight in which during quarterly cleaning, we would crawl into the unit without supporting or bridging the pan; thus our own weight deformed the pan. In this case, the solution was easily conquered. With the help of some cambered angle iron, all thread rod and some hangers, we simply added braces to the unit to support the pan and remedied this. Whether it takes bracing or floating the surface to achieve proper drainage, *you must eliminate* all standing water!

Now for the coils — if you thought your coils were so clean that you could eat off them, HA! Wait till you read your report! As mentioned last month, washing the coils with city water on a quarterly basis, using coil cleaner annually and using pan guards was not an adequate means of control. What did work, was to spray the coils, pan and drains with a diluted mixture of Clorox (an excellent oxidizing biocide). The second step was to change from a surfactant type oil cleaner (non-acid, non-foaming), to an acid-based coil cleaner. The third step is to coat all surfaces with an anti-microbial spray before closing the unit. Finally,

toss in a new pan guard to be replaced each quarter. Additionally, the anti-microbial filters now available are also an effective defense.

The reasoning behind the madness of using an acid base coil cleaner was that there was a “highly molecular weighted substance” left behind on the coils when the bacteria was destroyed with the Sodium Hypochlorite (Clorox). This *supposedly waxy residue* could not be removed with a coil cleaner. OK, you leave this type of cleaner on long enough, you will no longer have any coils left, but this waxy residue would still be there? Well! That’s what the IAQ specialists will tell you, and they will further recommend that the coils should be removed or cleaned in place with steam! Go figure. To avoid running a heated/high pressure line through the building and up the stairwells, we opted for the aggressive cleaning with chemicals as opposed to steam cleaning. Yes, the chemicals did a substantial job of eliminating the CFUs and there is no longer a need for the steam cleaning.

The documentation and labor will not be overwhelming in performing this task, however, the costs associated with testing the swab samples which were collected during each step of this procedure can cost as much as \$300.00 per unit.

Does anyone know if Monica Lewinski is Polish?

“The Charlie”

## Upcoming Event —

### Required Training for Maintenance Personnel

San Antonio BOMA and the Independent Electrical Contractors (IEC) will once again sponsor “Registered Electrical Maintenance Technician.” The program will take place in April, at a date yet to be determined. We urge anyone interested in participating to make reservations as soon as the dates are announced. This class fills up in a hurry, and reservations are taken on a first-come, first-serve basis. This four-day course will provide you with the electrical training component of the Maintenance Technician registration. Although you must attend all four days of the program, there will be no test.



### A Thoughtful Reminder

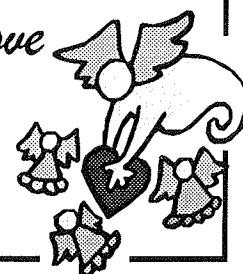
Valentine’s Day is Saturday, February 14, 1998! Please take the time to hug your precious ones and let them know just how much they mean to you!

— Elena Morgan  
2nd Vice President, SAABE

### On the Subject of Love

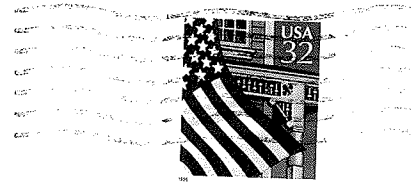
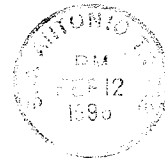
“In marriage, *never* speak loudly to each other unless the house is on fire.”

— Unknown





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**S.A.A.B.E. TIMES**  
**February Issue**

**1998 Dues Payments Due Now**

Invoices have been mailed.  
Please call 524-9441 if you did not receive your invoice.

**1998 Board of Directors**

Paul Thompson, SMA  
*President*

Charles H. Mickolajczyk, Jr., CBE  
*1st Vice President*

Elena Morgan  
*2nd Vice President*

Mike Halvorsen, SMA, CBE  
*Secretary*

Phillip Anderson, SMA, FMA, CBE  
*Treasurer*

Mike Lusk  
*Education Director*

Mike Alvarez  
*Vendor Representative*

**Membership Luncheon**  
**February 18, 1998**

**Time: 11:30 a.m.**

**Location: Tex's Restaurant in the Airport Hilton**

**Sponsored by: SAABE**

**Speaker: Patrick Poloskey,**  
Chief Electrical Inspector, City of San Antonio

**Next Luncheon: March 18, 1998**

**Sponsored By: MMT/Ward Systems**

**Speaker: Bob Wright — "The ABCs of DDC"**